

ANNOUNCEMENT

The company HB Reavis Finance PL 2 Sp. z o. o. with its registered seat at Postępu 14, 02-676 Warsaw, Poland, entered in the Register of Business Entities of the National Court Register maintained by the District Court for the Capital City of Warsaw in Warsaw, XIII Commercial Division of the National Court Register under KRS: 0000612885, NIP: 5213730601 (the “**Issuer**”) issued (i) secured bond issue with the variable interest rate at 6M WIBOR plus 4.40% p.a. and maturity on 2021, with the total monetary value of the bond issue in the amount of PLN 100,000,000, ISIN: PLHBRVS00011, and (ii) secured bond issue with the variable interest rate at 6M WIBOR plus 4.20% p.a. and maturity on 2022, with the total monetary value of the bond issue in the amount of PLN 220,000,000, ISIN: PLHBRVS00029 (together the “**Bonds**”). The terms with capital letters not defined herein shall have the same meaning as in the Information Document dated 13 December 2016 and Information Note dated 25 September 2017.

In accordance with the Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (market abuse regulation) and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC the Issuer issues this announcement on publication of relevant and significant information on impact of coronavirus COVID-19 pandemic (the “**Pandemic**”) and related governmental regulations on its business.

The financial obligations of the Issuer towards Bondholders are fully covered by Issuer’s income (instalments and interest) from intragroup loan provided by the Issuer to the Suretyship Provider. Therefore, the Suretyship Provider's financial situation has a direct impact on the Issuer's ability to fulfil its obligations arising out of the Bonds. The financial situation of the Suretyship Provider as a holding company of the HB Reavis Group is also conditioned by the overall financial situation of the HB Reavis Group.

As a result of the Pandemic and related governmental regulations adopted by EU member states in which the HB Reavis Group operates:

- HB Reavis Group is undertaking significant measures on all of its development sites and buildings it manages in order to maximize protection and safety of our employees, contractors and partners.
- HB Reavis Group recognizes current turbulences on financial and capital markets, which may have a direct impact on the HB Reavis Group’s ability to acquire external financing to fuel its operations and business activities;
- There’s been a general slowdown on real estate capital markets, that may affect the development cycle of the HB Reavis Group;
- The development process has been slowed down as a result of (i) governmental regulations and strict hygienic measures at construction sites, requiring lower concentration of workers at any time, (ii) border lock-down, which prohibits certain foreign suppliers to access a construction site, (iii) supplier/contractor financial difficulties as a result of pandemic restrictions and their ability to meet obligations towards HB Reavis Group. The slowdown may lead to postponement of project completions, which could adversely impact the cash flow of the HB Reavis Group. Impacts on construction progress are very project specific ranging from temporary site closures to running at full planned capacity;

- Retail tenants in premises owned by HB Reavis Group face financial difficulties. Despite overall very low exposure to retail, this may have impact on the HB Reavis Group cash flow;
- Despite the office premises were not closed, overall economic situation may result into certain tenants seeking possibilities for rent reduction, remission, or postponement of their rental payment obligations, which may have direct impact on HB Reavis Group's rental income;
- The company's WaaS (*Workspace-as-a-Service*) product line experiences reduction in demand from new clients, which has a negative impact on revenue generated by these activities.

The extent of the aforementioned business impacts will depend on the length of the pandemic situation and the corresponding restrictions imposed by governments in the markets where HB Reavis operates.

As of the date of this announcement and in view of the current financial situation of the Suretyship Provider, the Issuer does not anticipate that the aforementioned facts will affect its ability to meet the financial obligations arising out of the Bonds. The Guarantor also issued information on business activities as of 31 March 2020, including the impact of the Pandemic on its business activities, which is available at the following link:

<https://hbreavis.com/en/report/quarterly-business-update-to-31st-march-2020-and-preliminary-figures-of-the-year-ended-31st-december-2019/>

In Warsaw on 30 April.2020

Best regards,

HB Reavis Finance PL 2 Sp. z o. o.

Peter Pecník, Peter Andrašina, Management Board